

## 9 Blair's Hill, Sundays Well, Cork



ERA Downey McCarthy are delighted to present to the market this superb three bedroom mid-terrace property which benefits its position on Blair's Hill, off Sunday's Well Avenue and Blarney Street, within walking distance of Cork city centre. This is a superb opportunity for prospective purchasers to create a comfortable family home in a popular residential area.

Accommodation consists of reception hallway, living room, and spacious kitchen/dining area on the ground floor. Upstairs the property offers three bedrooms, an en suite bathroom, and the main bathroom.

**AMV: €250,000**

**BER E**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 79.25 Sq. M. / 853 Sq. Ft.
- New house built in 1983 approx.
- BER E
- Natural gas fired central heating
- Three double bedrooms upstairs
- Enclosed and private rear yard
- Pedestrian access from Sunday's Well Road
- Vehicular access from Blarney Street
- On street parking / residents permit available
- A short walk to Cork city centre and all amenities
- Ideal location close to UCC and Mercy Hospital
- Also close to Tyndall Institute and Apple Ireland HQ

## | RECEPTION HALLWAY

3.06m x 2.33m (10'0" x 7'6")

A solid PVC door with frosted glass panelling allows access into the reception hallway. The reception hallway has parquet flooring, one centre light fitting, under stair storage, one radiator, and a door allows access into the living room.



## | LIVING ROOM

2.88m x 5.01m (9'4" x 16'4")

The bright living room has two windows overlooking the front of the property, laminate flooring, access to the gas boiler in a fitted press, one radiator, one centre light fitting, neutral décor, a built-in storage and display unit, and a fireplace with a closed insert.



## | KITCHEN/DINING ROOM

2.74m x 7.37m (8'9" x 24'1")

The spacious kitchen/dining area has two windows overlooking the rear of the property, and a door allowing access to same. The kitchen has solid fitted units at eye and floor level, extensive worktop counter, tile splashback, space for a fridge freezer, plumbing for a washing machine, plumbing for a dishwasher, space for an oven/hob/extractor fan, and a stainless steel sink. The area has neutral décor, two light fittings, laminate flooring, plenty of space for a dining table, and two radiators.



## | STAIRS AND LANDING

4.84m x 1.02m (15'8" x 3'3")

The stairs and landing have carpet flooring throughout. The landing area has an access hatch for the attic, two light fittings, one radiator, and neutral décor.



## **| BEDROOM 1**

2.97m x 2.48m (9'7" x 8'1")

This double bedroom has one window overlooking the rear, carpet flooring, neutral décor, one large radiator, space for a wardrobe, and one centre light fitting. A door allows access into the en suite.



## **| EN SUITE**

1.73m x 1.99m (5'6" x 6'5")

The en suite features a three piece suite including a built-in shower cubicle incorporating a mains operated shower. The room has floor and wall tiling, one centre light fitting, one extractor fan, one frosted window overlooking the rear, and one radiator.



## **| BEDROOM 2**

2.64m x 4.11m (8'6" x 13'4")

A spacious double bedroom has two windows to the front of the property allowing in extensive natural light. The room has carpet flooring, neutral décor, one radiator, space for a wardrobe, and one centre light fitting.



### | **BEDROOM 3**

2.64m x 2.26m (8'6" x 7'4")

This double bedroom has one window overlooking the front of the property, carpet flooring, neutral décor, built-in storage space, one radiator, and one centre light fitting.



### | **MAIN BATHROOM**

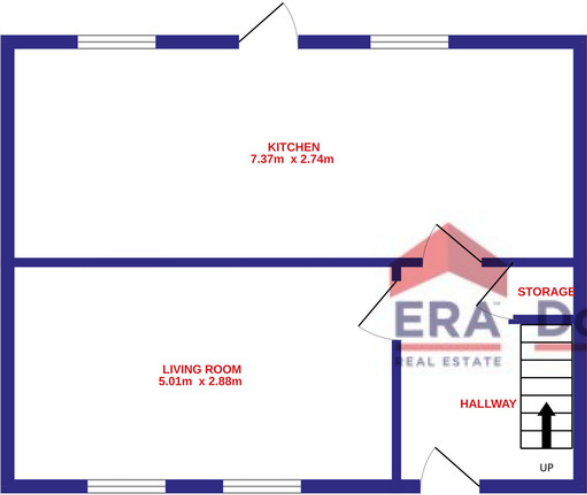
1.63m x 3.02m (5'3" x 9'9")

The modern main bathroom features a three piece suite including a built-in shower cubicle incorporating a mains operated shower. The room has fully tiled walls and floor, one centre light fitting, a heated towel rail, one wall-mounted light fitting, timber panelled ceiling, and one frosted window overlooking the rear.

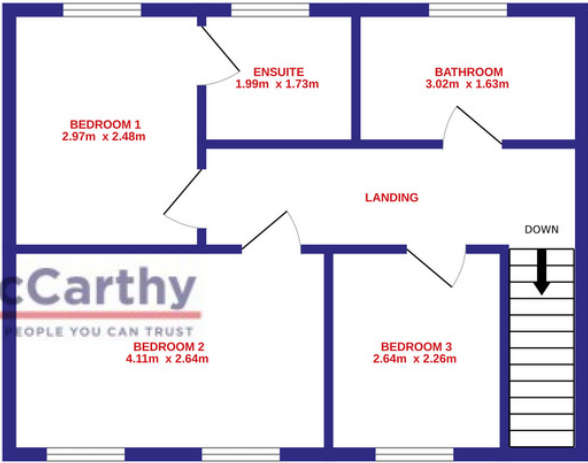


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR

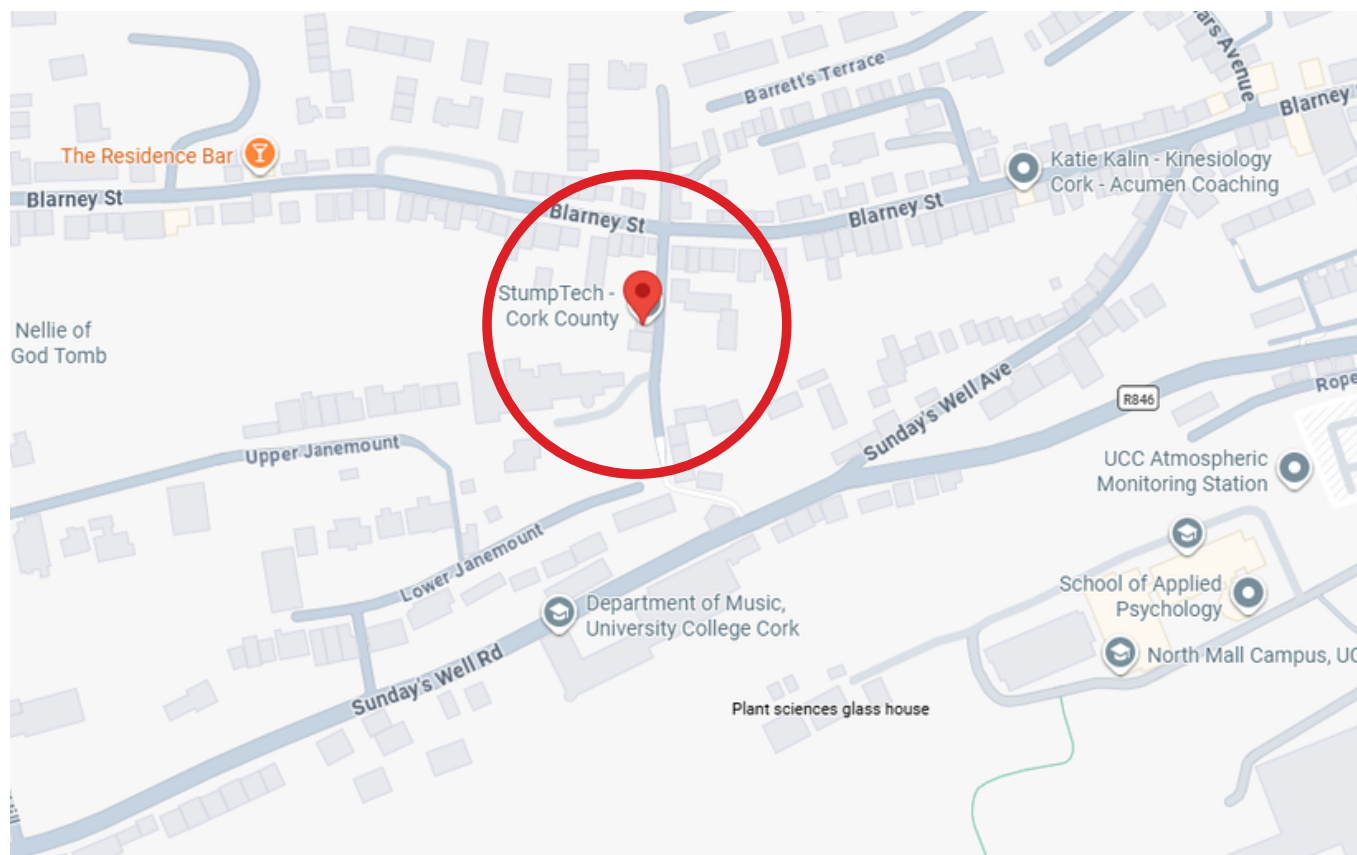


The front of the property is accessed via the main pedestrian footpath.

The rear of the property has a very private, enclosed rear yard, and a block built shed which has plumbing for a washing machine and space for a dryer.

## | DIRECTIONS

Please see Eircode T23 X2C2 for directions.



## | ALL ENQUIRIES TO:



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